

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pasadena

State: CA

PJ's Total HOME Allocation Received: \$19,398,901

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	93.57 %	90.22 %	16	90.66 %	79	77	
% of Funds Disbursed	75.05 %	80.19 %	65	81.06 %	14	20	
Leveraging Ratio for Rental Activities	1.53	5.73	68	4.62	20	23	
% of Completed Rental Disbursements to All Rental Commitments***	66.58 %	72.76 %	58	81.27 %	13	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.19 %	60.11 %	49	68.23 %	26	28	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.01 %	78.04 %	71	79.86 %	13	15	
% of 0-30% AMI Renters to All Renters***	36.08 %	41.03 %	51	44.82 %	33	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.60 %	92.04 %	73	94.65 %	11	12	
Overall Ranking:			In State:	68 / 92	Nationally:	11 15	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$57,715	\$32,339		\$25,419	97 Units	18.00 %	
Homebuyer Unit	\$26,085	\$19,480		\$14,530	92 Units	17.00 %	
Homeowner-Rehab Unit	\$40,540	\$26,371		\$20,251	3 Units	0.60 %	
TBRA Unit	\$5,554	\$2,782		\$3,156	348 Units	64.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pasadena CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,098	\$38,699	\$40,540
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	16.7	22.8	0.0	18.7
Black/African American:	36.9	26.1	66.7	55.5
Asian:	1.2	0.0	0.0	0.3
American Indian/Alaska Native:	1.2	2.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.6
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.9
Asian/Pacific Islander:	3.6	6.5	0.0	1.1

ETHNICITY:				
Hispanic	40.5	42.4	33.3	23.0

HOUSEHOLD SIZE:				
1 Person:	40.5	23.9	0.0	30.7
2 Persons:	8.3	9.8	0.0	25.0
3 Persons:	13.1	20.7	100.0	15.8
4 Persons:	20.2	21.7	0.0	12.9
5 Persons:	9.5	14.1	0.0	7.8
6 Persons:	4.8	2.2	0.0	3.7
7 Persons:	2.4	2.2	0.0	1.7
8 or more Persons:	1.2	5.4	0.0	2.3

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	23.8	25.0	0.0	23.0
Elderly:	19.0	0.0	0.0	16.7
Related/Single Parent:	51.2	28.3	0.0	37.9
Related/Two Parent:	6.0	35.9	100.0	10.1
Other:	0.0	10.9	0.0	12.4

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	8.3	1.1 [#]
HOME TBRA:	0.0	
Other:	44.0	
No Assistance:	47.6	

of Section 504 Compliant Units / Completed Units Since 2001 103

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

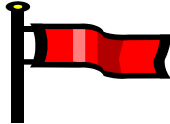
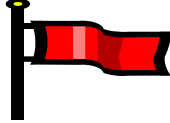
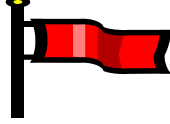
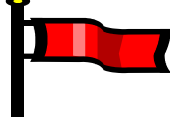
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pasadena State: CA Group Rank: 11
 State Rank: 68 / 92 PJs (Percentile)
 Overall Rank: 15 (Percentile)
 Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	66.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	57.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	86.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

